

Affected Premises: 174 Lincoln Avenue, Amherst, MA 01002

## KNOW ALL BY THESE PRESENTS

That I, **PAUL S. EDWARDS** of 122 Rocky Hill Road, Hadley, MA 01035 for consideration of less than One Hundred (\$100.00) Dollars

grant to:

**JOHN F. EDWARDS** of 1449 South East Street, Amherst, MA 01002  
with **quitclaim covenants**

The land in Amherst, Hampshire County, Commonwealth of Massachusetts bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO

MEANING AND INTENDING TO CONVEY AND HEREBY CONVEYING THE SAME PREMISES conveyed to the grantor herein, by deed of Frederick H. Edwards and Pamela K. Edwards, dated December 23, 1996 and recorded in the Hampshire County Registry of Deeds in **Book 5036, Page 341**.

SUBJECT TO a Life Estate reserved by the said Frederick H. Edwards and Pamela K. Edwards.

Witness my hand and seal, this 19th day of November, 1997

Michele Matuszko  
Witness

Paul S. Edwards  
Paul S. Edwards

### COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

November 19, 1997

Then personally appeared the above-named Paul S. Edwards who acknowledged the foregoing instrument to be his free act and deed, before me.

Michele Matuszko  
Michele Matuszko, Notary Public  
My commission expires: 4/10/2004

E X H I B I T A

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that tract of land located on Lincoln Avenue in Amherst, Hampshire County, Massachusetts, being more particularly bounded and described as follows:

Beginning at an iron pin set in the westerly line of Lincoln Avenue, it being at the northeasterly corner of the land herein described, it also being at the southeasterly corner of land formerly of one Clarence E. Gordon; thence

WESTERLY 230 feet along said Gordon land to an iron pin at land formerly of one R. E. Moser and one Harrington; thence

SOUTHERLY 85 feet along land of the said Harrington to an iron pin; thence

EASTERLY 230 feet along land formerly of one James A. Lowell, now or formerly of one Anderson, to an iron pin set on the westerly line of said Lincoln Avenue; thence

NORTHERLY 84 feet along the westerly line of said Lincoln Avenue back to the iron pin marking the point of beginning.

Being the tract of land shown as lot #21, less a strip six (6) feet in width along the southern boundary, as shown on a plan of the land of Westcott and Stockbridge dated November, 1882, surveyed by S. D. Kendall, recorded in Hampshire County Registry of Deeds, Book 635, Page 391.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
MARIANNE L. DONOHUE

174 Lincoln Ave  
Amherst, MA 01002